



THE
A-TEAM

**RE/MAX
FIRST**

11 EVANSVIEW Road, Calgary T3P 0J4

MLS®#: **A2197064**

Area: **Evanston**

Listing Date: **02/25/25**

List Price: **\$849,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2012**
Lot Information
Lot Sz Ar: **3,961 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,689**
Low Sqft:
Ttl Sqft: **2,689**

DOM

0
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:
Lot Feat: **Level, Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Playground**

Construction: **Stone, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings**
Int Feat: **Granite Counters, Kitchen Island, No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`6" x 11`5"
Kitchen	Main	18`6" x 11`9"
2pc Bathroom	Main	4`9" x 4`7"
Bedroom	Upper	11`0" x 10`0"
Bedroom	Upper	11`2" x 10`0"
5pc Ensuite bath	Upper	13`4" x 12`11"
Laundry	Upper	9`2" x 6`0"

Room	Level	Dimensions
Office	Main	9`2" x 9`11"
Dining Room	Main	12`2" x 12`10"
Bedroom - Primary	Upper	13`2" x 15`0"
Bedroom	Upper	9`8" x 10`8"
4pc Bathroom	Upper	12`7" x 5`5"
Bonus Room	Upper	18`6" x 13`6"
Furnace/Utility Room	Basement	10`8" x 13`8"

Family Room
5pc Bathroom

Basement
Basement

17` 4" x 22` 7"
10` 8" x 4` 11"

Bedroom
Flex Space
Legal/Tax/Financial

Basement
Basement

10` 10" x 10` 0"
8` 2" x 8` 6"

Title:
Fee Simple
Legal Desc:

1110522

Zoning:
R-G

Remarks

Pub Rmks:

Huge Price Reduction! Discover luxury, comfort, and modern living in this exceptional 5-bedroom, 3.5-bathroom home, perfectly situated on a peaceful street in the exclusive Evansview community of Evanston. Built in 2012, this 3,700 sq. ft. residence blends elegance and functionality, featuring a chef's dream kitchen with stainless steel appliances, ample maple hardwood cabinets, exquisite granite countertops, and an expansive island ideal for meal prep and entertaining. The main floor impresses with gleaming maple hardwood floors, large windows that flood the space with natural light, a formal dining area, a home office, and a grand living room boasting soaring 12-foot ceilings, a custom-built TV unit, and a cozy fireplace. Upstairs, the lavish primary suite offers a private ensuite and a luxurious walk-in closet, complemented by three additional spacious bedrooms, a versatile bonus room above the garage, and a convenient upper-floor laundry with a window. The fully developed basement with large windows is designed for entertainment, featuring a dedicated media room, a wet bar with a fridge and cabinetry, and an additional bedroom with a full bath—perfect for guests. Outside, enjoy a private, fenced backyard with a beautiful deck and BBQ gas line, an attached 2-car garage with a wide driveway, and a brand-new asphalt roof and North and West side vinyl siding (2025) for lasting durability. Ideally located within walking distance of three schools, with a new middle school under construction, and close to shopping centers, scenic walkways, and parks, this remarkable home is a rare opportunity—schedule your viewing today!

Inclusions:
Property Listed By:

N/A
TrustPro Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











